

IN RE: PETITION FOR VARIANCES * BEFORE THE
AND SPECIAL HEARING * DEPUTY ZONING COMMISSIONER
N/S Paper Mill Road,
1600' W of Old York Road
(2824-2828 Paper Mill Road) * OF BALTIMORE COUNTY
10th Election District
3rd Councilmanic District *
The Wood Organization, Inc., * CASE NO.: 92-393-SPHA
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner pursuant to a Petition for Special Hearing in which the Petitioner requests approval of the creation of a non-density parcel within the RC-4 zoned portion of the subject property for use as a septic reserve area to support an adjoining, existing BL use and to permit an existing entrance providing ingress and egress through the RC-4 zone to support the existing BL use; and pursuant to a Petition for Zoning Variances from Baltimore County Zoning Regulations (BCZR) §1A03.4.B.4 to permit existing buildings to be located twenty-two feet and forty-eight feet respectively from a lot line in lieu of the fifty feet required, from BCZR §232.2 to permit an existing building to be located four feet from a property line in lieu of the fifty feet required, and from BCZR §5409.8.A.2 and .6 to permit the continued use of the existing, gravel parking surfaces, all as more particularly described on the plats submitted and marked Petitioner's Exhibit 1.

The Petitioner, the Wood Organization, Inc., a Maryland corporation, was represented by Mr. Arthur Wood, President, and Howard L. Alderman, Jr., Esquire. There were no protestants.

Testimony indicated that the subject property, known as 2824 and 2828 Paper Mill Road, consists of approximately .337 acres, more or less, currently zoned BL and approximately 4.9 acres, zoned RC-4. The BL portion of the site is currently improved with an existing block building used for retail purposes and an existing block storage building, as well as existing gravel parking areas to serve the commercial use. The existing ingress and egress for the retail use is currently located through the RC-4 portion of the proposed lot 5 out to Paper Mill Road. The remainder of the RC-4 zoned land of the Proposed Parcel No. 5, as shown on Petitioner's Exhibit 1, is vacant and is proposed for use as the septic reserve area for the existing commercial use located on the BL zone portion of the Parcel No. 5.

The proposed Lot No. 4, as shown on Petitioner's Exhibit No. 1, is currently improved with an existing two-story frame dwelling. This portion of the RC-4 zoned portion of subject property consists of 4.176 acres, more or less.

Testimony indicated that the setback variances requested from the BCZR were to bring the existing two-story frame dwelling, located on Lot No. 4 as shown on Petitioner's Exhibit No. 1, and the block storage building, as shown on Proposed Parcel Lot No. 5 on Petitioner's Exhibit 1, into compliance with the BCZR. Further, testimony indicated that the variance requested from the parking surface requirements of the BCZR was suggested by the Baltimore County Office of Planning and Zoning and the neighbors in the area to maintain the existing residential character of the neighborhood.

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Testimony indicated that neighbors indicated that installing a macadam driveway and parking area would tend to create a more commercial appearance, thereby losing the existing residential character.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of §307 of the BCZR and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. The evidence presented was equally clear that the requested variance relief will not result in additional residential density beyond that permitted by the BCZR and that the setback variances requested are unique to this particular parcel.

Further testimony indicated that the RC-4 portion of proposed Parcel No. 5 as shown on Petitioner's Exhibit 1 is to be created as a non-density parcel. The creation of this parcel would serve a dual purpose for the Petitioner. First, the Petitioner seeks the approval of continued commercial ingress and egress through the residentially zoned portion of this proposed parcel for the benefit of the existing commercial use. Secondly, the Petitioner seeks approval for the use of the proposed non-density parcel as a septic reserve area to provide for the safe, adequate disposal of sewage

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from the existing commercial use. Inter-Office Correspondence from the Baltimore County Department of Environmental Protection and Resource Management clearly indicated that the existing BL zoned portion of the proposed Parcel No. 5 is too small for the existing well and septic reserve areas and that the septic reserve area should be located on the RC-4 zoned portion of the parcel to permit and promote safe and adequate sewage disposal.

Petitioner presented further testimony that continuation of the existing drive for the commercial use through the RC-4 zone portion of the proposed lot was required by the Baltimore County Office of Planning and Zoning in lieu of relocating a new entrance off Paper Mill Road as originally proposed by the Petitioner. Petitioner also introduced into evidence a Memorandum from the Baltimore County Office of Planning and Zoning wherein that office recommended approval of all relief sought by Petitioner subject to certain specified conditions.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty and unreasonable hardship will result if the relief requested in the special hearing were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular proposed parcel. In addition the relief requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and

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public hearing on these petitions held, and for the reasons given above, the relief requested in the Petition for Variances and the Petition for Special Hearing, should be granted, subject to the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of May, 1992 that the Petition for Special Hearing to approve the creation of a non-density RC-4 zoned parcel comprised of approximately 0.748 acres only for the use of ingress and egress to the adjoining commercial site and for use as a septic reserve area for the adjoining commercial use in accordance with Petitioner's No. 1, be and is hereby GRANTED, subject to the restrictions below.

IT FURTHER ORDERED, that pursuant to the Petition for Zoning Variance, a variance from BCZR §1A03.4.B.4 to permit the existing two-story frame dwelling to be located twenty-two feet and the existing block storage building to be located forty-eight feet respectively from a lot line in lieu of the fifty feet required, and from BCZR §232.2 to permit the existing block storage building to be located four feet from a property line in lieu of the fifty feet required and from BCZR §5409.8.A.2 and .6 to permit the continued use of the existing gravel parking surfaces, in lieu of the required durable and dustless surfaces required, in accordance with Petitioner's Exhibit No. 1, be and are hereby GRANTED, however, to the following restrictions:

1. The Petitioner may apply for its Building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until as such time as the thirty

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day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Petitioner shall prepare and submit to the Deputy Director of the Baltimore County Office of Planning and Zoning for approval, within sixty days of the date of this Order, a landscape plan for the subject property; the landscape plan should provide specifically for screening of the existing parking areas from public rights of way.
3. A new well must be drilled to serve the existing retail store as required by the Inter-Office Correspondence of the Baltimore County Department of Environmental Protection Resource Management, dated April 15, 1992 and included as part of the Zoning Advisory Committee comments.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner for
Baltimore County

Suite 113, Cantonhouse
400 Washington Avenue
Towson, MD 21204

(410) 557-1886

May 29, 1992

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
N/S Paper Mill Road, 1600' W of Old York Road
(2824-2828 Paper Mill Road)
10th Election District - 3rd Councilmanic District
The Wood Organization, Inc. - Petitioner
Case No. 92-393-SPHA

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 2828 PAPER MILL ROAD

which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

within a RC-4 zone, a septic reserve area and entrance and drive for ingress/egress to serve an existing use located in the adjacent BL zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

The Wood Organization, Inc.

BY: *Arthur F. Wood*
Signature Arthur F. Wood, President

Address

City State Zip

City State Zip

City State Zip

City State Zip

City State Zip

City State Zip

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92-393-SPH 412

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2828 PAPER MILL ROAD

which is presently zoned RC-4 & BL

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s).

1. 1403.4, 8.4 to permit existing buildings to be located 22 feet and 48 feet respectively from a lot line in lieu of the 50 feet required; from Section 232.2 to permit an existing building to be located 4 feet from a property line in lieu of the 50 feet required; and from Sections 409.8.A.2 and .4 to permit the continued use of the existing parking surfaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Irregular shape & narrowness of lot; existing topography; relief requested will bring existing structures into compliance with current regulations; and for such other reasons as will be presented at the hearing on this Petition.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Correct Petitioner/Lessor

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner

Signature

1120 Baldwin Mill Road (410)557-9211

Jarrettsville, MD 21084

Howard L. Alderman, Jr., Esquire

LEVIN & GALT, P.A.

305 West Chesapeake Avenue

Suite 113

Towson, Maryland 21204

Attorney's Phone No.: (410) 321-0600

ORDER RECEIVED FOR FILING

Date 4/6/92

ESTIMATED LENGTH OF HEARING

the following date: 4/13/92

ALL OTHER

REVIEWED BY: DATE

92-393-SPH 412

ZONING DESCRIPTION

LOT FOUR

BEGINNING at a point on the northerly side of Paper Mill Road, said point lying in the proposed northerly right of way line, 40 feet northerly of the centerline of said Paper Mill Road approximately 1600 feet west of the intersection with Old York Road. Thence the following courses and distances:

1. N 27°24'03" W 188.34 feet,
2. S 70°46'16" W 89.91 feet,
3. N 07°13'47" W 122.93 feet,
4. N 03°47'54" E 240.73 feet,
5. N 05°18'45" E 290.00 feet,
6. N 76°35'50" E 304.20 feet,
7. S 10°30'05" E 325.00 feet,
8. S 85°04'55" W 247.51 feet,
9. S 10°07'08" E 505.81 feet,
10. 48.33 feet along the arc of a curve to the left having a radius of 690.00 feet,
11. S 68°16'50" W 28.60 feet to the point of beginning.

Also known as 2828 Paper Mill Road and located in the Tenth Election District.



92-393-SPH 412

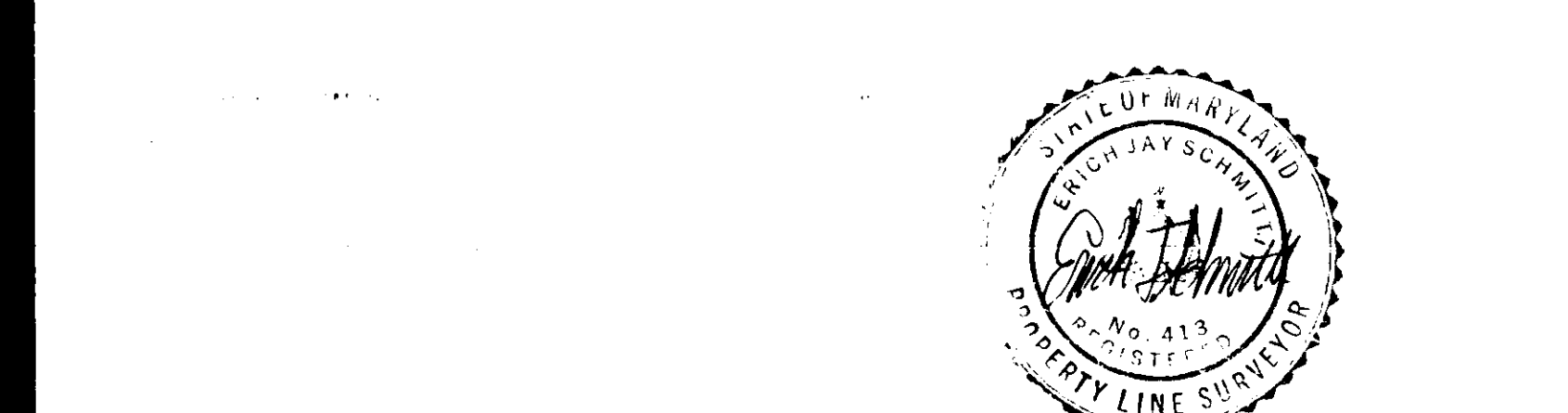
ZONING DESCRIPTION

LOT FIVE

BEGINNING at a point on the northerly side of Paper Mill Road, said point lying in the proposed northerly right of way line, 40 feet northerly of the centerline of said Paper Mill Road approximately 1600 feet west of the intersection with Old York Road. Thence the following courses and distances:

1. N 27°24'03" W 188.34 feet,
2. S 70°46'16" W 89.91 feet,
3. S 07°13'47" E 6.02 feet,
4. 114.97 feet along the arc of a curve to the right having a radius of 125.00 feet,
5. S 45°28'18" W 218.02 feet,
6. 62.53 feet along the arc of a curve to the left having a radius of 40.00 feet,
7. S 44°06'02" E 48.13 feet,
8. 120.30 feet along the arc of a curve to the right having a radius of 2885.00 feet,
9. 161.87 feet along the arc of a curve to the right having a radius of 662.00 feet,
10. S 27°12'20" E 11.43 feet,
11. 20.38 feet along the arc of a curve to the right having a radius of 650.57 feet,
12. N 25°24'38" W 11.43 feet,
13. 42.65 feet along the arc of a curve to the right having a radius of 662.00 feet,
14. N 68°16'50" E 33.22 feet to the point of beginning.

Also known as 2824 Paper Mill Road and located in the Tenth Election District.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11th

Posted for: Edward L. Alderman, Jr.

Petitioner: The Wood Organization, Inc.

Location of property: 2828-2824 Paper Mill Rd., 10th Election District

Location of Sign: 2828-2824 Paper Mill Rd.

Remarks:

Posted by: [Signature] Date of return: 4/13/92

Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/23, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/23, 1992

THE JEFFERSONIAN,

S. Zeke Orlov

Publisher

\$52.19

Baltimore County Zoning Commissioner

County Office Building

111 West Chesapeake Avenue

Towson, Maryland 21204

Date 4-6-92

ITEM #412

COMMERCIAL:

VARIANCE: 250 -

SPH: 250 -

Proppam; 2824-2824 Paper Mill Rd.

REFERENCE: W 000

Account: R-001-6150

Number

04A04H0029MCHRC

EA 000320PH04-06-92

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Zoning Commissioner

County Office Building

111 West Chesapeake Avenue

Towson, Maryland 21204

Date

Account: R-001-6150

Number

92-393

Please Make Checks Payable To: Baltimore County

BA 0012-32PH05-26-92

Cashier Validation

Baltimore County Government

Office of Zoning Administration and Development Management

Office of Planning & Zoning

111 West Chesapeake Avenue

Towson, MD 21204

(410) 887-3353

DATE: 4/28/92

The Wood Organization, Inc.

1120 Baldwin Mill Road

Jarrettsville, Maryland 21084

RE:

CASE NUMBER: 92-393-SPH

N/S Paper Mill Road, 1600' W of Old York Road

2824-2828 Paper Mill Road

10th Election District - 3rd Councilmanic

Petitioner(s): The Wood Organization, Inc.

Dear Petitioner(s):

Please be advised that \$122.19 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ADVERTISING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNEOLD JARLON

DIRECTOR

cc: Howard L. Alderman, Jr., Esq.

Baltimore County Government

Office of Zoning Administration and Development Management

Office of Planning & Zoning

111 West Chesapeake Avenue

Towson, MD 21204

(410) 887-3353

APRIL 15, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-393-SPH

N/S Paper Mill Road, 1600' W of Old York Road

2824-2828 Paper Mill Road

10th Election District - 3rd Councilmanic

Petitioner(s): The Wood Organization, Inc.

HEARING: WEDNESDAY, MAY 20, 1992 at 9:30 a.m.

Special Hearing to approve, within a R.C.-4, a septic reserve area, entrance and drive for ingress/egress to serve an existing use located in the adjacent B.L. zone.

Variance to permit existing buildings to be located 22 feet and 48 feet respectively from a lot line in lieu of the 50 feet required; to permit an existing building to be located 4 feet from a property line in lieu of the 50 feet required; and to permit the continued use of the existing parking surfaces.

Lawrence E. Schmidt

Zoning Commissioner of Baltimore County

cc: The Wood Organization, Inc.

Howard L. Alderman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Zoning Commissioner

County Office Building

111 West Chesapeake Avenue

Towson, Maryland 21204

Date 4/06/92

PAID

H9200412

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	1 X	\$250.00
040 -SPECIAL HEARING (OTHER)	1 X	\$250.00
TOTAL:		\$500.00

LAST NAME OF OWNER: WOOD

Please Make Checks Payable To: Baltimore County

Cashier Validation

Howard L. Alderman, Esquire
Levin & Gann
305 W. Chesapeake Avenue
Suite 113
Towson, MD 21204

RE: Item No. 412, Case No. 92-393-SPHA
Petitioner: The Wood Organization, et al
Petition for Variance

Dear Mr. Alderman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this 6th day of April, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: The Wood Organization, et ux
Petitioner's Attorney: Howard L. Alderman

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Item #412, Zoning Advisory Committee Meeting of April 13, 1992, The Wood Organization, Inc., N/S Paper Mill Road, 1600' W of Old York Road, (#2824-2828 Paper Mill Road), D-10, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

A well must be drilled to serve the existing retail store prior to record plat.

New sewage disposal systems must be installed to serve the existing house and the existing retail store prior to record plat. The existing septic systems must be pumped and properly abandoned.

SSF:rmp

412.ZON/GWRMP

RECEIVED
APR 21 1992
ZONING OFFICE

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: THE WOOD ORGANIZATION, INC.

Location: #2848-2828 PAPER MILL ROAD

Item No.: *412(JCM) Zoning Agenda: APRIL 13, 1992

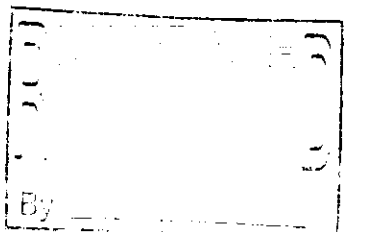
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Richards Jr.* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JP/KEK



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Ernie Smith</i>	<i>4501 Iron Horse Road, Sherrill, MD</i>
<i>WOOD ORGANIZATION</i>	<i>1120 BALDWIN KILL RD</i>
<i>Arthur J. Smith</i>	<i>JARRETTVILLE MD 21084</i>
<i>Brian Wolf</i>	" " " "

301-692-6570 WOOD ENTERPRISES 129 P03 MAY 04 '92 21:01

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: April 23, 1992
SUBJECT: 2824 and 2828 Paper Mill Road

INFORMATION:

Item Number: 412
Petitioner: *The Wood Organization, Inc.*

Property Size:

Zoning: *B.L., R.C. 4*

Requested Action: *Variance and Special Hearing*

Hearing Date: *1/1*

SUMMARY OF RECOMMENDATIONS:

The Office of Planning and Zoning recommends APPROVAL of the petitioners request however, a landscape plan should be submitted to the Deputy Director of the Office of Planning and Zoning for approval. The landscape plan should focus on screening the parking areas from public rights of way.

Prepared by: *1/1*

Division Chief: *1/1*

ph

412.ZAC/ZAC

Pg. 1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: April 15, 1992
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 15, 1992
Item 412

The Developers Engineering Division has reviewed the subject zoning item and our County Review Group comments that were prepared for the meeting of February 6, 1992 remain in effect.

We have no comments on these variances.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:G

RECEIVED
APR 27 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *W. Carl Richards Jr.* Date: *4/16/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
10201-19 Dolfield Road	407	✓	4-13-92
RP			
200 Norris Ave.	408	✓	
RP			
2824-2828 Paper Mill Road (Victoria Woods CRG)	412	✓	
RP			
13024 Gent Road (Manly Property (minor sub expanded to CRG))	413	✓	
RP			
Seminary Overlook (Seminary & Thornton) CRG	414	✓	
RP			
2200 Joppa Road	417	✓	
RP			
1001 Oakland Road	418	✓	
RP			
Broadview II (Related to CRG refinement)	419	✓	
DEPRM RP (AT EIRD)			

COUNT 20

4 Hilltop Road North	420	✓	4-20-92
DEPRM RP (AT EIRD)			
10609 Brooklawn Road	422	✓	
RP			
8945 Satyr Hill Road	425	✓	
DEPRM RP (AT EIRD)			
Green Spring Valley Hunt Club (30 Green Spring Valley Road)	426	✓	
DEPRM RP (AT EIRD)			

92-393-SPHA

LANDS OF
CADDIE HOMES NO. 13, INC.
5201/351
ZONED RC-4

LANDS OF
JOSEPH L. BROMWELL
7410/684
ZONED RC-4

OTHER LANDS OF
WOOD ORGANIZATION
8991/298 - LOT THREE
ZONED RC-4

OTHER LANDS OF
WOOD ORGANIZATION
8991/298 - LOT ONE
ZONED RC-4

40' PRIVATE R/W FOR
WALKWAY, EGRESS
DRAINAGE UTILITIES

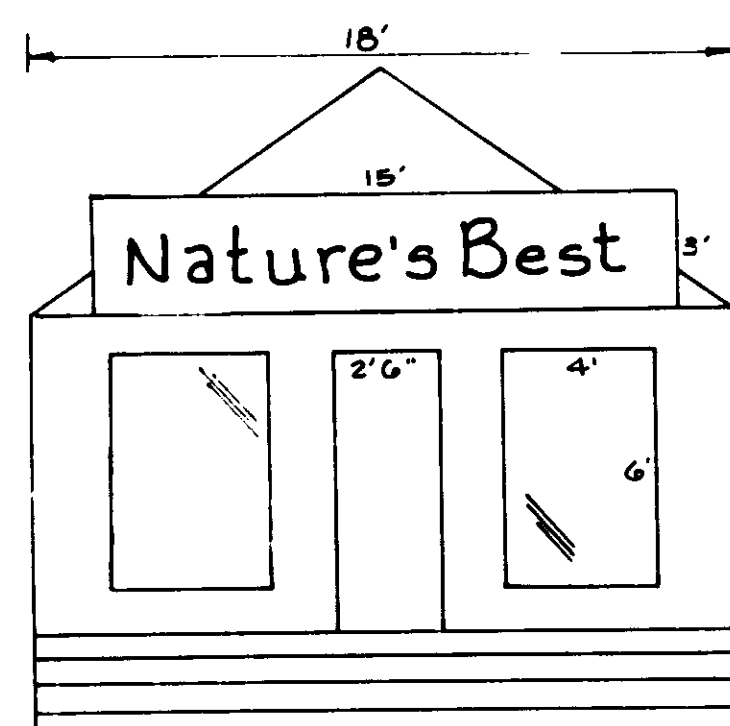
OTHER LANDS OF
WOOD ORGANIZATION
8991/298 - LOT ONE
ZONED RC-4

VARIANCE AND SPECIAL HEARING TABLE

- Variances:
- ① Building Setback RC-4, 50' Required - 22' Proposed.
 - ② Building Setback RC-4, 50' Required - 48' Proposed.
 - ③ Building Setback BL, 50' Required - 4' Proposed.
 - ④ Parking, Durable Dustfree Required - Gravel Existing.
- Special Hearing - Creation of non-density RC-4 parcel.
 ⑤ Septic Reserve Area in RC Zone to support BL use.
 ⑥ Entrance and drive in RC Zone to support BL use.

No previous commercial permits have been granted to this site.

Site Area Tabulation - BL Zone = 0.337 Ac +/-, Lot 5
 RC-4 Zone = 0.748 Ac +/-, Lot 5
 RC-4 Zone = 4.261 Ac +/-, Lot 4



STORE FRONT ELEVATION
SCALE 1" = 5'

EXISTING ILLUMINATED SIGN, ONE SIDED
PERMIT # 3045

REVISION	BY	DATE
1. LINE TABLE (SEE E.D.S.)	E.D.S.	4-2-92

PARKING DATA
 BUILDINGS: 1000 #
 5 SPACES PER 1000 #
 8 SPACES REQUIRED
 8 SPACES SHOWN (+1 HANDICAP)
 TYP SPACE SIZE: 9' x 18'
 PAVING TYPE: BITUMINOUS CONCRETE
 SPACES PERMANENTLY STRIPED
BL ZONE
 FLOOR AREA RATIO
 1000 # TOTAL BUILDING
 14,680 # LOT AREA
 = 10.9%

PLAN TO ACCOMPANY ZONING HEARING
 # 2824 & # 2828 PAPER MILL ROAD

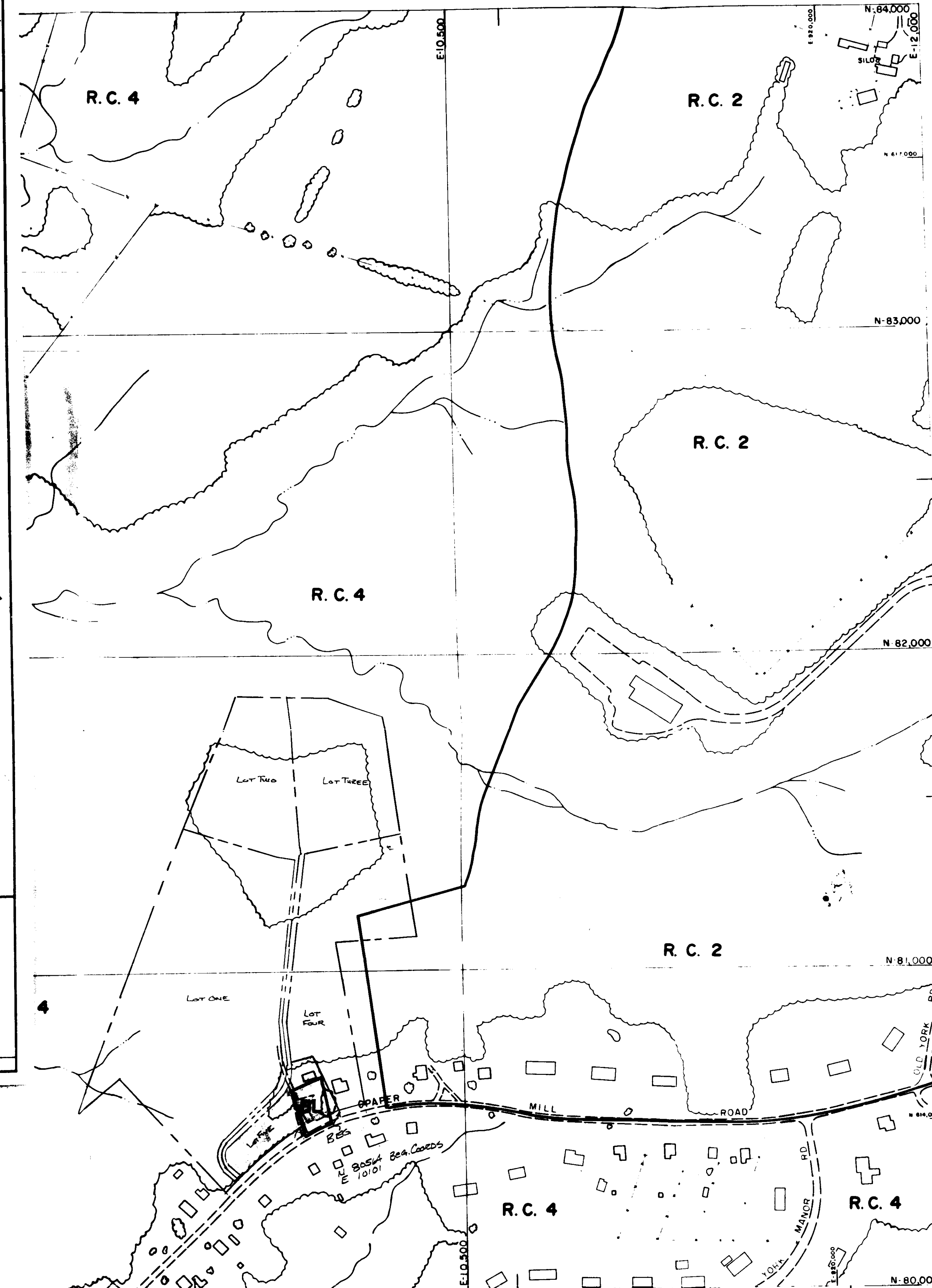
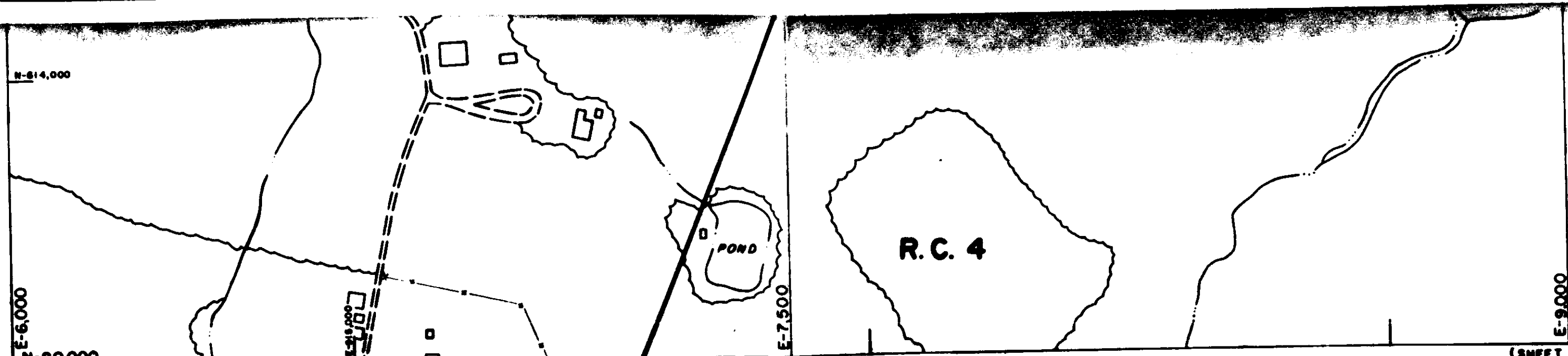
TENTH ELECTION DISTRICT
 COUNCILMANIC DISTRICT THREE
 BALTIMORE COUNTY, MARYLAND

412

Drawn LLK/ Checked E.J.S. Scale 1" = 50' Date 3-18-92 Job 91050

HIGHLAND SURVEY
 ASSOCIATES

4501 FAWN GROVE ROAD
 STREET, MARYLAND 21154
 410-836-1238



EE - SW
 U - NW

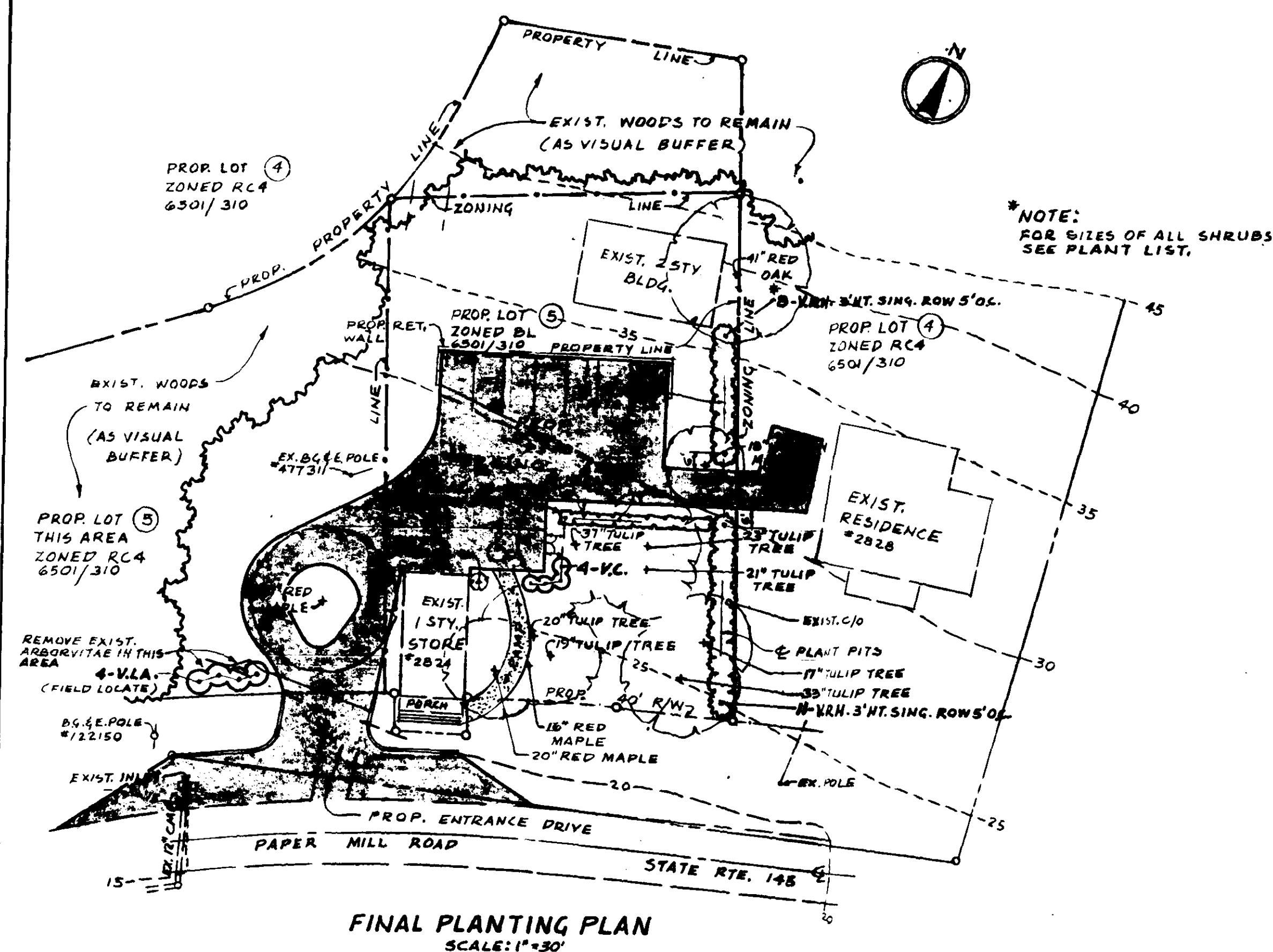
1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 Ord. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	WEST OF JACKSONVILLE	N.E. 21-B
DATE OF PHOTOGRAPHY JANUARY 1986		

92-393-SPHA 412



FINAL PLANTING PLAN
SCALE: 1"=30'

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE & ROOT	REMARKS
4	1	EUONYMUS ALATUS COMPACTUS	DWARF WINGED EUONYMUS	18-24" HT. NO. 2 CAN	FULL-WELL BRANCHED
4	2	VIBURNUM CARLESII	FRAGRANT VIBURNUM	18-24" HT. NO. 2 CAN	FULL-WELL BRANCHED
4	3	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	30-3' HT. 8" B	FULL-WELL BRANCHED
19	4	VIBURNUM RHYTIDOPHYLLOIDES ALLEGANY	ALLEGANY VIBURNUM	3-4' HT. 8" B	FULL-WELL BRANCHED

MINIMUM PLANTING REQUIREMENTS-COMMERCIAL

STREET TREE CALCULATIONS PLANTING UNITS REQUIRED
PAPER MILL ROAD 3
INTERIOR ROAD (FROM NORTH EDGE OF PAPER MILL RD) 3
PROPOSED PARKING SPACES - 9 EXEMPT: LESS THAN 15 SPACES

EXISTING DECIDUOUS TREES WITHIN THE NET BUILDABLE AREA - 11 (ALL EXCEED 3" DBH)
TREES TO BE REMOVED - 1, 18" NORWAY MAPLE (R)
TREES TO BE SAVED - 10 10% = CREDIT OF 20 PLANTING UNITS

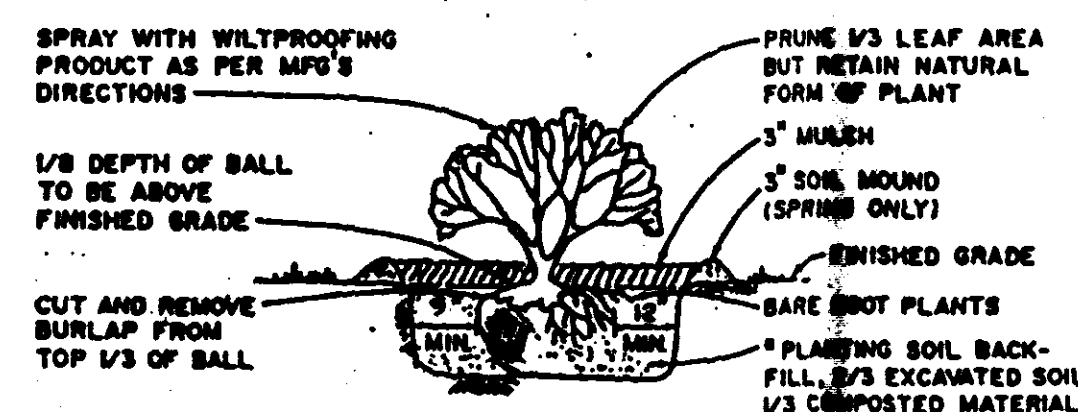
REQUIRED VISUAL SCREENING PLANTING UNITS PROVIDED
CLASS 'A' SCREENING - ALONG E. PROPERTY TO SCREEN VIEW OF PARKING AREA FROM EXIST. RESIDENCE 3.8 (19-V.R.H.)

CLASS 'B' SCREENING - SCREENING OF PARKING AREA FROM EBL AND WBL OF PAPER MILL ROAD 4.4 (14 EU.A.C., 4-V.C., 4-V.L.A.)
TOTAL 8.2

NOTE:

All disturbed areas not designated for paving, shrub or ground cover planting shall be seeded and mulched in accordance with the most recent sediment and erosion control requirements for permanent seeding and mulching.

NOTE REGARDING EXISTING TREES TO BE SAVED: PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS IN THE VICINITY OF EXISTING TREES SHOWN ON THE PLAN TO BE SAVED, IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ARBORIST BE CONTACTED TO EVALUATE THE PROPOSED ENTRANCE DRIVE AND PARKING IMPROVEMENTS VS. THE IMPACT ON EXISTING TREE ROOT SYSTEMS. ANY RECOMMENDATIONS BY THE ARBORIST SHOULD BE CONSIDERED AND COORDINATED WITH THE CONSTRUCTION OPERATIONS FOR THE PROPOSED IMPROVEMENTS.



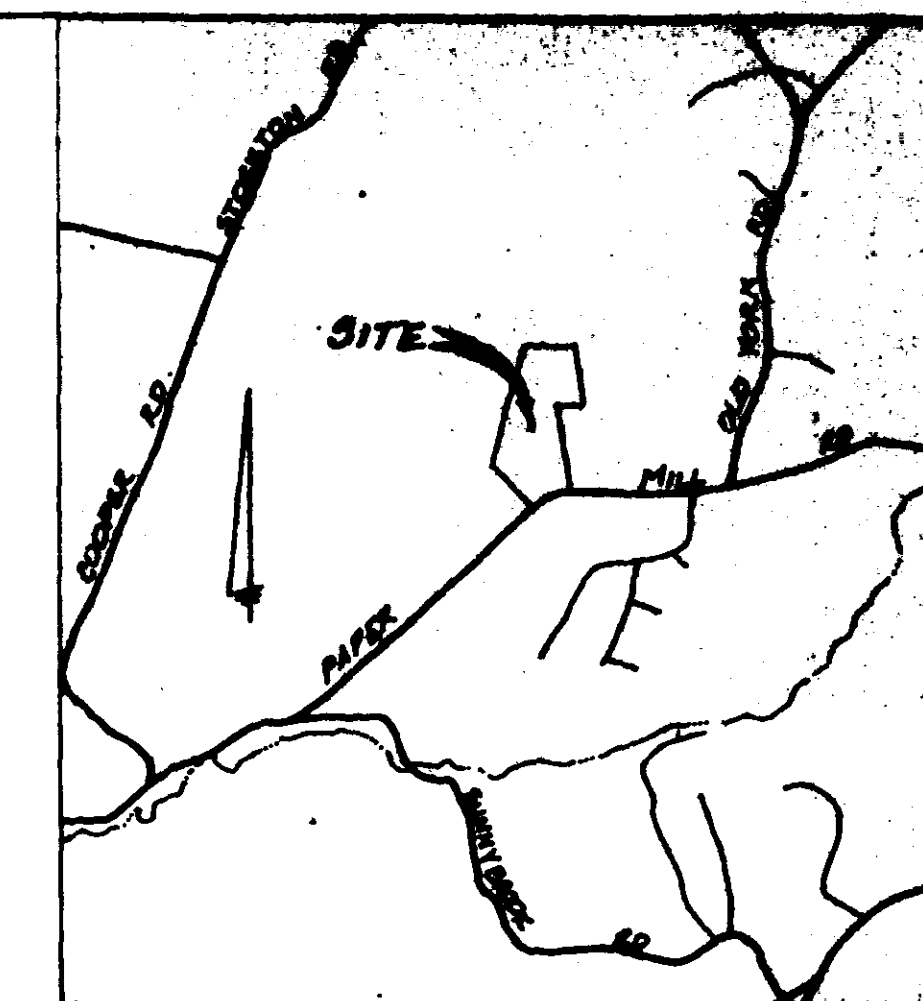
TYPICAL SHRUB PLANTING
B & B AND B.R. PLANTS
NO SCALE

GENERAL NOTES:-I

1. All plant materials shall be nursery grown and shall conform to the most recent American Association of Nurserymen, Inc. standards.
2. All planting procedures and specifications shall conform to the "Landscape Specification Guidelines for the Baltimore - Washington Metropolitan area", latest edition.

GENERAL NOTES:-II

1. The Contractor shall become familiar with all pertinent items, notes and other data which appears on the plan prior to beginning any work. Provide proper materials and perform all work in accordance with the plan and specifications. See General Notes I.
2. The Contractor shall verify the location of all existing and as built utilities prior to beginning any excavation or rototilling, etc., for tree pits and shrub beds. Notify MISS UTILITY (Tel. 1-800-257-7777) at least three (3) working days prior to beginning any work.
3. The Contractor shall verify quantities of plant materials shown on the plan and plant list and be prepared to furnish quantities shown. No changes in plant materials quantities, variety or general location shall be made without written permission by the Landscape Architect. Contact the Landscape Architect regarding any questions concerning plant availability, planting operations or related work.
4. The Contractor shall carefully inspect the plants within his yard, or delivered to his yard, which are designated for this project prior to bringing any to the project site. Trees or shrubs with broken rootballs or containers, severely damaged roots, split or broken branches, shall not be delivered to the site. All plants shall be full, well shaped and well branched.
5. As part of the maintenance after initial planting, the Contractor shall water all trees, shrubs and ground cover areas once a week for eight (8) weeks unless otherwise instructed by the Owner.
6. Should newly installed plants be subject to severe drought (i.e. the period from June thru September), the Contractor shall increase the amount of waterings as directed by the Landscape Architect.
7. The guarantee for all plant materials shall be for a period of one (1) year from the date of acceptance.
8. All disturbed areas not designated for planting, building or paving construction shall be seeded and mulched or sodded in accordance with the specifications or as directed by the Owner.

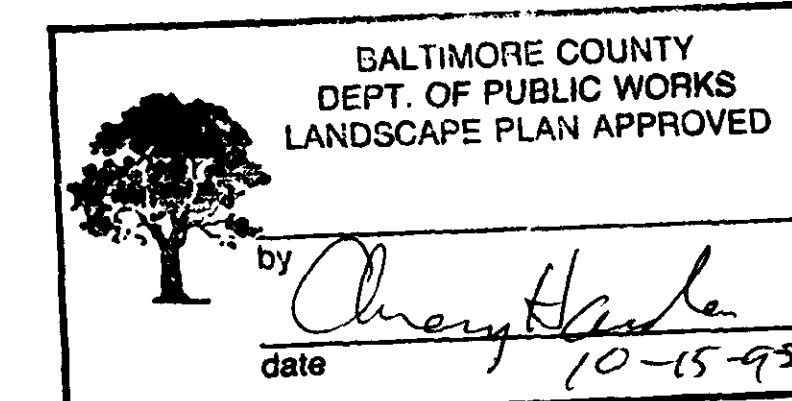


VICINITY MAP
SCALE: 1"=8000'
REF ADC STREET MAP-13 (9,11)

LEGEND

- EXIST. DECIDUOUS TREES
- EXIST. SHRUB
- 25 EXIST. CONTOURS
- 30 PROPOSED CONTOURS

PETITION FOR VARIANCES & SPECIAL HEARING CASE NO. 92-383-SPHA
PUBLIC SERVICE PLAN NO. 91317
CURRENT PLANNING - CRG FILE NO. X-295
BUILDING PERMIT NO. N/A-NO BUILDING PROPOSED
BUILDING PERMIT CONTROL NO. N/A-NO BUILDING PROPOSED
DATE CRG WAS APPROVED JUNE 4, 1992



NOTE FOR FINAL PLANTING PLANS

"I certify that I have reviewed this Final Planting Plan, that I am aware of the landscape regulations presented in the Baltimore County Landscape Manual, latest edition, and I agree to comply with these regulations and all applicable policies, guidelines and ordinances. I agree to implement this plan within one year of approval by Baltimore County and assure the maintenance and survivability of the material planted for one year."

Signature of Applicant: *Arthur E. Wood* Date: *6/10/92*
Signature of Applicant: *Arthur E. Wood* Phone: *410-552-9211*
(Print Name and Address)

SIGNATURE AND CERTIFICATION BLOCK

I, I certify that this Final Planting Plan meets all requirements (check where appropriate):

- ☒ Baltimore County Landscape Manual
- ☒ Office of Planning and Zoning CRG or Waiver No. _____
- ☒ Special Exception/Hearing/Variance No. _____
- ☒ Rezoning, Documented Site Plan No. _____

Kenneth E. McCabe *Kenneth E. McCabe*
Landscape Architect's Signature L.A.'s Name (please print)

608 Stevenson Lane *Towson, MD 21204-1001* *(410) 281-8567*
Address City State Zip Phone

FINAL PLANTING PLAN



CONTRACT PURCHASER
THE WOOD ORGANIZATION
ARTHUR WOOD, PRESIDENT
1120 BALDWIN MILL ROAD
JARRETTVILLE, MD 21084

VICTORIA WOODS

2824 PAPER MILL ROAD
TENTH ELECTION DISTRICT
BALTIMORE COUNTY, MD

KENNETH E. McCABE
LANDSCAPE ARCHITECT - ENVIRONMENTAL CONSULTANT
608 STEVENSON LANE • TOWSON, MD 21204-1001 • (410) 281-8567
SCALE AS NOTED DATE JUNE 8, 1992